

CITY OF NEWTON

IN CITY COUNCIL

ORDERED:

That the City Council, finding that the public convenience and welfare will be substantially served by its action, that the use of the site will be in harmony with the conditions, safeguards and limitations set forth in the Zoning Ordinance, and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, grants approval of the following SPECIAL PERMIT/SITE PLAN APPROVAL to allow a for-profit educational use as recommended by the Land Use Committee for the reasons given by the Committee, through its Chair, Councilor Andrea Kelley:

1. The site in a Limited Manufacturing district is an appropriate location for the proposed for-profit educational use because it is complementary to the existing uses on the site. The location allows for a safe and convenient childcare option for office staff located on site, and the camp is similar in use and operations to the daycare that already exists on the premises. (§7.8.2.C.1)
2. The proposed for-profit educational use will not adversely affect the neighborhood because adequate on-site parking will be provided, and the changes associated with the new use will be limited to the interior of the building. (7.3.3.C.2)
3. There will not be a nuisance to vehicles or pedestrians because the existing conditions of the site will be maintained. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)

PETITION NUMBER: #159-24

PETITIONER: Equity Industrial Partners Corp.

LOCATION: 2 Wells Avenue, Ward 8, Newton Centre, on land known as Section 84 Block 34 Lot 02K, containing approximately 436,175 sq. ft. of land

OWNER: Equity Industrial Partners Corp.

ADDRESS OF OWNER: 20 Pickering Street Suite 200
Needham, MA 02492

TO BE USED FOR: To allow for-profit educational use

RELIEF GRANTED: Special Permit per §7.3.3 to allow a for-profit educational use (§4.4.1, §6.3.14.B.2)

ZONING: Limited Manufacturing

Approved, subject to the following conditions:

1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this special permit/site plan approval shall be located and constructed consistent with:
 - a. A site plan entitled "Detailed Site Plan-Existing Conditions Plan, 2 Wells Avenue, Newton, MA 02459" prepared by Nitsch Engineering for Studio MLA Architects, dated February 18, 2020 (Sheet EX-1.1)
 - b. Architectural plan entitled "Bright Horizons HQ 2020- Furniture Plan Level 01" prepared by Gensler, undated and unstamped (Sheet I1.401)
2. No building permit (other than a demolition permit) or certificate of occupancy and unless otherwise specified shall be issued by the City pursuant to this Special Permit/Site Plan Approval unless all applicable terms and conditions have been complied with and the Petitioner has:
 - a. Recorded a certified copy of this Special Permit/Site Plan Approval at the Middlesex South Registry of Deeds and filed proof of such recording with the City Clerk and submitted a copy with the building permit application.
 - b. Obtained a written statement/sign off from the Planning Department that confirms the Building Permit plans are consistent with plans approved in Condition #1 including all dimensional requirements.